

Summary

Lead Appr: SR 4/9/26

Clerk: lak 4.9.26

Lead Clerk:

Appr: ZH 4/10/26

Print Date:

3/10/2026

Acct ID: 126512

MTL: 063W34CA00100P1

Date: 4/3/26 Appr: ZH

Prop Class: 019

RMV Prop Class: 019

Situs: 1055 LOCKHAVEN DR N # 96 KEIZER, OR 97303

MaSaNh: 13 05 003

Unit: 126512

Year: 2026

Last Date Appraised: 06/10/2025

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: LEARD, KEVIN

Last Sales Date: 11/07/2025

Roll Type: MS

Cycle Tag Sales Verification

Other:

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 33480

RMV Land: 0

RMV Imp: 56090

RMV Total: 56090

MAV: 33480

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 06.10.25 DW

UPDATE EYB AS GOMAR / AJ

Improvements - Residence / Manufactured Structures

1979 = GOMAR / AJ

Bldg: 1 Code Area: 24200 Stat Class: 456 Year Blt: 1969 Eff Year Blt: 1989 Sq.Ft: 1426 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Dimensions: 62x23

RMV: 56090

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1426	3	FB-2	1969	1989	SKIRT, ROOF+, KIT-, HVAC+, BATH - 2	Y

1979

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	330	1989	2686	0	Y N
ROOF EXTENSION OR PATIO COVER	5	500	1989	5365	0	Y N

- CERT. VALUE: \$72,030

- ORIGINAL SIDING

- ORIGINAL KIT. / BATHS ON INT. - MIN. INTERIOR UPDATES

- TOTAL SALES PRICE OF \$52K PER RETURNED S.V.

- EYB BUMPED TO 1989 AFTER LAST CYCLE





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 126512

MTL: 063W34CA00100

MaSaNh/P.Class: 1305003/019

Appraiser: ZACK HARROLD

MS Acct: 126512

Date Printed: 3/10/2026

Situs: 1055 LOCKHAVEN DR N # 96 KEIZER, OR 97303

**Grantor:**

OXLEY, DAVID R & OXLEY, JARRELANE H

**Grantee:**

LEARD, KEVIN

**Sale ID:**

**Deed:**

**Accts In Sale:**

**Sale Date:** 11/7/2025

**Sale Price:** 47500

**Condition Code:** 33

Tax Statement RMV

**Land & OSD:** 0

**Imp:** 72030

**Total:** 72030

**Ratio** (Cert. Total RMV/Sale Price): 152

Attempt	Date/Time	Reason
1 <sup>st</sup>	4/3/26 2:10	—
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 46 MLS: 833890  Y  N
- Was property other than real estate included in the sale?  Y  N  
Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_
- Did the seller pay closing costs or make other concessions? \$ NONE - CASH SALE  Y  N
- Was the sale between related parties? (business or family)  Y  N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc...  Y  N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. |  Y  N  
Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:

S.V. RETURNED & ATTACHED

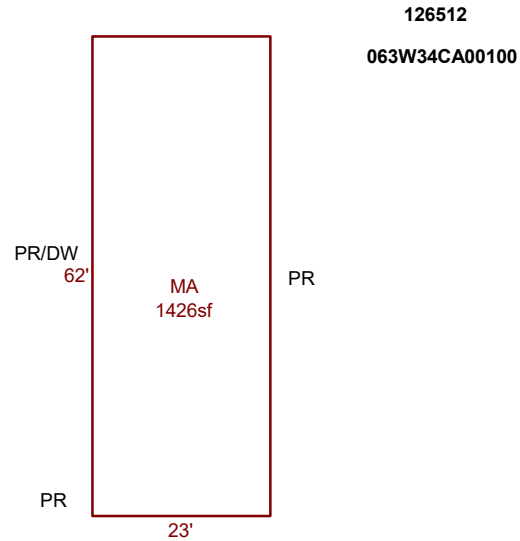
Appraiser: ZH Date: 4/3/26

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 126512 Parcel No.: 063W34CA00100  
 Property Address: 1055 LOCKHAVEN DR N #96  
 City: KEIZER County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1426.0	170.0	1426.0
	Net LIVABLE	cnt	1	(rounded)	1,426

### COMMENT TABLE 1

DRAWN BY LK 2.19.26	
COMMENT TABLE 2	COMMENT TABLE 3
6.10.25 CYCLE DW	

lak 6.16.25

Summary Lead Appr: Clerk: Lead Clerk: Appr: Print Date:

5/15/2025

Acct ID: 126512 MTL: 063W34CA00100P1 Date: 6/10/25 Appr: [Signature] Prop Class: 019 RMV Prop Class: 019

Situs: 1055 LOCKHAVEN DR N # 96 KEIZER, OR 97303 MaSaNh: 13 05 003 Unit: 126512 Year: 2025

Last Date Appraised: 06/21/2012 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: OXLEY, DAVID R & OXLEY, JARRELANE H Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 32510

RMV Land: 0 RMV Imp: 45990 RMV Total: 45990 MAV: 32510 MSAV: 0 SAV: 0

Comment: WILDWOOD MOBILE VILLA, SPACE #96, MS SERIAL # S65241128, X # X00117320, Home ID 192270, PERSONAL MS

Upd Inv (Io)

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

1989

Bldg: 1 Code Area: 24200 Stat Class: 456 Year Blt: 1969 Eff Year Blt: 1975 Sq.Ft: 1426 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 62x23 RMV: 45990

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	1426	3	FB-2	1969	1989	SKIRT, ROOF+, KIT-, BATH - 2, HVAC+	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	330	1989	2178	0	N
ROOF EXTENSION OR PATIO COVER	5	500	1975	4350	0	N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Paint, Wins



MANUFACTURED STRUCTURE SALE VERIFICATION

LEARD, KEVIN  
1055 LOCKHAVEN DR N # 96 KEIZER, OR 97303

RECEIVED

JAN 06 2026

MARION COUNTY  
ASSESSOR

Account: 126512  
Sale Price: 47500  
Sale Date: 11/07/2025  
P. Class/Appr: 019 / 2  
Accts In Sale: 1

1. Total sales price, if different from above: \$ 52,000
2. Was an appraisal completed?  No  Yes, Appraised value? \_\_\_\_\_
3. Did you also purchase the land?  No  Yes, land price was? \_\_\_\_\_
4. Did this transaction involve any of the following? (please check all that apply):  
 distress sale  auction  trade or exchange  partial interest conveyed  estate sale  
 buyer and seller related by family or business  buyer or seller is a charitable organization
5. Financing:  none  conventional  FHA  Oregon VA  contract  other \_\_\_\_\_
6. If you paid any back taxes (not just your share of the current year taxes) or special assessments in addition to the sale price, please state the amount: \$ 0
7. Personal property (other than appliances) included in the transaction?  
Description: none Estimated Value \$: 0
8. Was the property listed on the open market (real estate broker, online, etc)?  No  Yes  Don't Know  
If No or Don't Know, how did you discover the property? \_\_\_\_\_
9. Your opinion of condition at time of purchase? (Please check only one):  
 Good or Excellent. New, recently updated or remodeled, describe remodel: \_\_\_\_\_  
 Average. Regularly maintained, no significant problems  
 Fair. Deferred maintenance, some repairs needed, describe: garage wall rot, window frame rot  
 Poor. Multiple significant maintenance or repair issues, describe: \_\_\_\_\_
10. Interior features (please check any that apply):  drywall walls  solid wood cabinets  kitchen recent remodel  
 bath recent remodel  air conditioning &/or heatpump
11. Have any improvements been made to the property since the time of purchase? Please describe:  
none

Your name: Kevin M. Leard Phone: 12-28-25  
Email: cj0464@yahoo.com

A county appraiser may contact you for additional details or clarification. Thank you!

